

# LOS ANGELES COUNTY ECONOMIC FORECAST

Los Angeles County is the largest county in California, with 10.2 million people and 4.4 million wage and salary jobs. The per capita income in Los Angeles County is \$54,902, and the average salary per worker is \$71,243.

In 2016, strong improvement was observed in the Los Angeles County labor market. A total of 109,200 jobs were gained, representing a growth rate of 2.6 percent, and the unemployment rate declined from 6.7 percent in 2015 to 5.2 percent in 2016.

In 2016, employment growth in Los Angeles County was led by education and healthcare (+26,300 jobs), information (+23,400 jobs), and leisure and hospitality (+21,400 jobs). The largest declines occurred in manufacturing (-6,400 jobs).

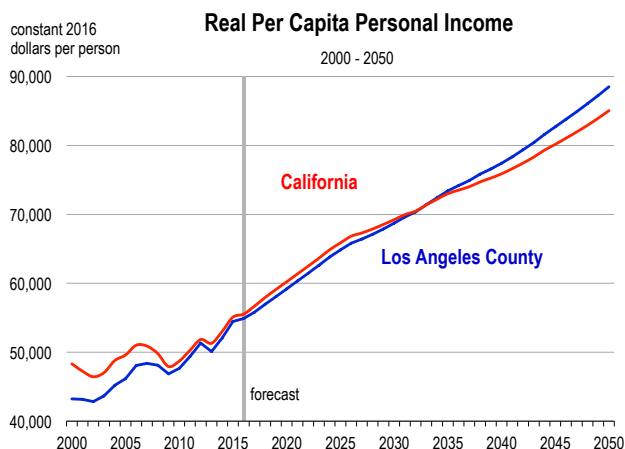
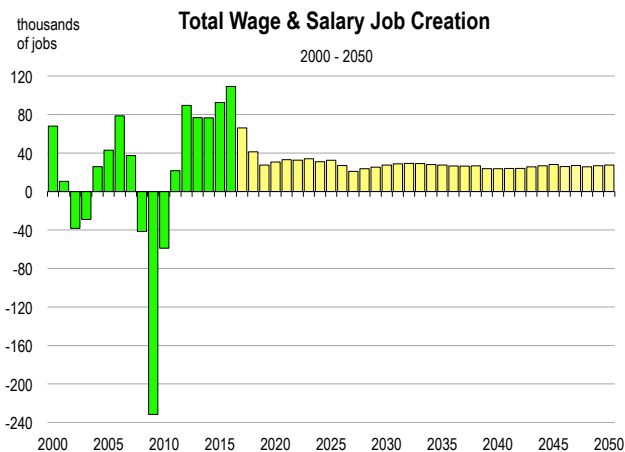
In previous years, Northern Los Angeles County (the Santa Clarita and Antelope Valleys) was the fastest growing area of the county. Due to a large amount of buildable land, this region was able to construct a substantial number of housing units, generating space for new residents. This trend should continue, and over the long-term, the northern region will be responsible for much of the growth in the county.

However, a new wave of construction is also occurring in Downtown Los Angeles, primarily in the form of high rise apartment and condo structures. Over the next 10 years, more than 15,000 new housing units could be constructed in the downtown region.

Between 2011 and 2016, the Los Angeles County population increased at an annual average rate of 0.7 percent. This growth was entirely due to the natural increase (new births), as net migration was negative.

## FORECAST HIGHLIGHTS

- Total employment is expected to increase by 1.5 percent in 2017. From 2017 to 2022, the growth rate is expected to average 0.7 percent per year.
- Average salaries are slightly lower in Los Angeles County than they are across the state. Real average salaries in Los Angeles County are projected to increase by an average of 1.7 percent per year over the next 5 years, which will be slower than statewide growth.
- Employment growth will be led by education and healthcare, leisure and hospitality, information, and professional and business services. Together, these industries will account for 71 percent of net job creation between 2017 and 2022.
- From 2017 to 2022, population growth will average 0.5 percent per year. The natural increase will be responsible for all of this growth, as net migration will be negative.

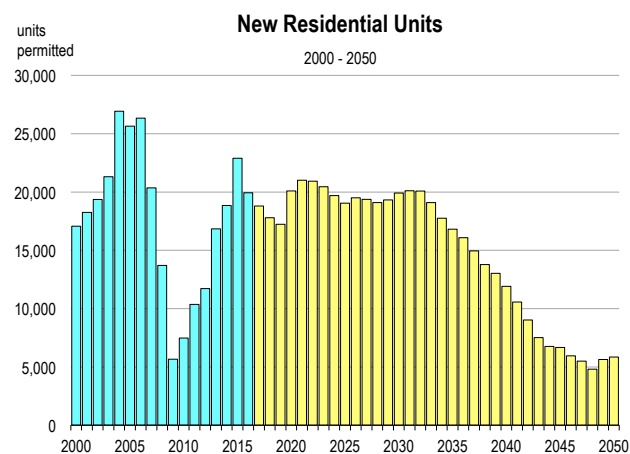
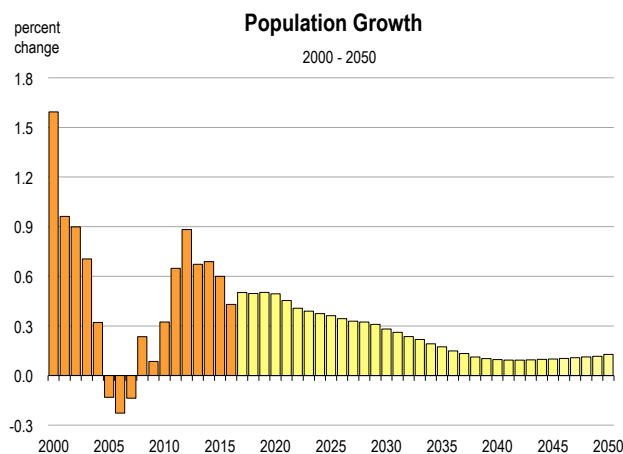


- Over the 2017-2022 period, an average of 19,300 new housing permits will be issued each year. Many of these will be in high rise structures in the downtown region. Several thousand units could also break ground in the Newhall Ranch project, located in the Santa Clarita Valley, but pending legal action could lead to delays.
- Real per capita income will increase at a rate of 1.7 percent in 2017. Over the 2017 to 2022 period, growth is expected to average 1.9 percent per year.
- Total taxable sales are expected to increase by an average of 1.2 percent per year from 2017 to 2022.
- Industrial production is expected to increase by 3.5 percent in 2017. From 2017 to 2022, the growth rate of industrial production is expected to average 1.6 percent per year.

# Los Angeles County Economic Forecast

## 2010-2016 History, 2017-2050 Forecast

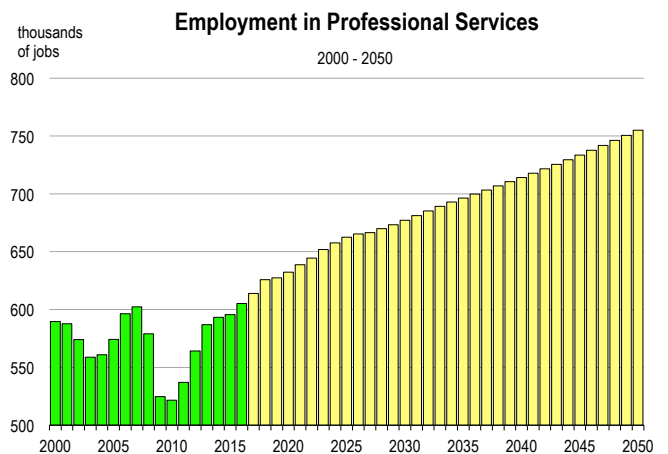
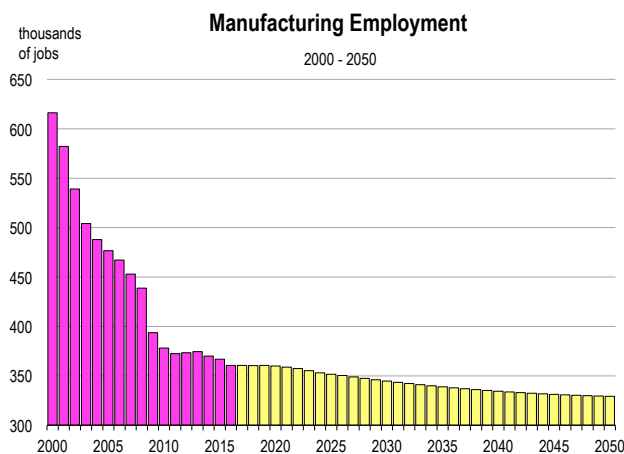
	Population (people)	Net Migration (people)	Registered Vehicles (millions)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	9,837,011	-47,019	7.4	3,239.3	7,468	\$116.9	\$424.8	\$47,649	1.2	192.0	103.6	12.5
2011	9,900,858	-10,770	7.4	3,244.5	10,362	\$126.4	\$454.9	\$49,378	2.7	186.0	99.5	12.2
2012	9,988,287	16,207	7.4	3,253.8	11,715	\$135.3	\$486.7	\$51,323	2.0	200.1	102.9	10.9
2013	10,055,477	-3,338	7.6	3,267.3	16,850	\$140.1	\$483.6	\$50,108	1.1	208.9	106.5	9.7
2014	10,124,684	-2,001	7.7	3,278.7	18,841	\$147.4	\$512.8	\$52,076	1.3	236.1	108.1	8.2
2015	10,185,487	-7,022	7.8	3,292.5	22,892	\$151.0	\$544.3	\$54,448	0.9	227.0	109.6	6.7
2016	10,229,245	-15,372	8.0	3,308.4	19,936	\$154.5	\$561.6	\$54,902	1.9	227.3	111.1	5.2
2017	10,280,600	-14,191	8.0	3,322.5	18,803	\$160.6	\$588.3	\$55,819	2.5	226.2	115.0	4.9
2018	10,331,620	-14,167	8.1	3,339.1	17,795	\$167.6	\$619.4	\$56,964	2.7	225.2	116.3	4.9
2019	10,383,570	-12,567	8.2	3,354.9	17,235	\$174.7	\$652.2	\$58,065	2.8	224.2	118.1	4.9
2020	10,434,890	-12,026	8.3	3,370.1	20,095	\$181.9	\$687.4	\$59,182	2.9	223.3	120.5	4.9
2021	10,482,230	-14,928	8.4	3,387.4	21,014	\$189.0	\$723.8	\$60,345	2.8	222.4	122.2	4.9
2022	10,524,900	-17,859	8.5	3,405.5	20,931	\$196.5	\$762.5	\$61,472	3.0	221.6	124.4	4.8
2023	10,565,890	-18,271	8.6	3,423.9	20,455	\$203.6	\$800.3	\$62,637	2.6	220.8	126.9	4.7
2024	10,605,470	-18,130	8.6	3,441.9	19,696	\$211.4	\$839.1	\$63,831	2.5	220.1	129.1	4.7
2025	10,643,870	-17,562	8.7	3,459.2	19,047	\$220.1	\$875.9	\$64,839	2.4	219.4	131.1	4.5
2026	10,680,480	-17,579	8.8	3,476.0	19,506	\$228.5	\$913.1	\$65,844	2.3	218.8	133.1	4.4
2027	10,715,600	-16,693	8.8	3,493.2	19,374	\$236.1	\$947.3	\$66,426	2.5	218.1	135.6	4.4
2028	10,750,290	-14,853	8.8	3,510.5	19,098	\$244.9	\$986.2	\$67,120	2.7	217.5	138.5	4.4
2029	10,783,560	-14,061	8.8	3,527.3	19,325	\$253.4	\$1,023.6	\$67,890	2.3	217.0	141.5	4.4
2030	10,813,920	-14,793	8.9	3,544.2	19,915	\$262.4	\$1,060.9	\$68,722	2.1	216.4	144.7	4.4
2031	10,842,190	-14,777	8.9	3,561.7	20,110	\$272.6	\$1,099.1	\$69,615	2.0	215.9	147.8	4.4
2032	10,867,750	-15,596	9.0	3,579.3	20,085	\$283.3	\$1,136.7	\$70,350	2.1	215.5	151.3	4.4
2033	10,891,470	-15,535	9.1	3,597.0	19,095	\$295.6	\$1,181.8	\$71,415	2.2	215.0	154.7	4.4
2034	10,912,380	-16,283	9.1	3,613.7	17,756	\$307.8	\$1,228.5	\$72,429	2.3	214.6	158.2	4.4
2035	10,931,340	-16,154	9.2	3,629.3	16,813	\$319.9	\$1,277.7	\$73,432	2.4	214.2	161.9	4.4
2036	10,947,630	-16,838	9.2	3,644.0	16,084	\$330.4	\$1,322.6	\$74,194	2.3	213.8	165.7	4.4
2037	10,962,220	-16,648	9.3	3,658.1	14,951	\$339.8	\$1,366.9	\$74,929	2.2	213.4	169.7	4.4
2038	10,974,530	-17,265	9.3	3,671.2	13,780	\$349.2	\$1,413.9	\$75,826	2.1	213.1	173.8	4.4
2039	10,985,800	-17,007	9.4	3,683.3	13,028	\$357.9	\$1,459.9	\$76,603	2.1	212.7	177.9	4.4
2040	10,996,430	-16,565	9.4	3,694.8	11,912	\$367.4	\$1,511.5	\$77,424	2.3	212.4	182.2	4.4
2041	11,006,730	-16,069	9.5	3,705.4	10,566	\$378.0	\$1,568.8	\$78,363	2.5	212.1	186.6	4.4
2042	11,017,010	-15,542	9.6	3,714.7	9,026	\$388.3	\$1,626.9	\$79,363	2.3	211.9	191.0	4.4
2043	11,027,480	-14,990	9.7	3,722.7	7,514	\$398.8	\$1,688.3	\$80,431	2.3	211.6	195.8	4.4
2044	11,038,290	-14,411	9.7	3,729.4	6,759	\$409.7	\$1,752.9	\$81,633	2.2	211.3	200.6	4.4
2045	11,049,340	-13,808	9.8	3,735.4	6,669	\$419.3	\$1,815.1	\$82,709	2.1	211.1	205.6	4.3
2046	11,060,780	-13,183	9.9	3,741.3	5,951	\$429.6	\$1,881.6	\$83,806	2.2	210.9	210.7	4.4
2047	11,072,730	-12,534	10.0	3,746.6	5,496	\$440.6	\$1,952.6	\$84,922	2.3	210.7	215.9	4.3
2048	11,085,210	-11,867	10.0	3,751.5	4,806	\$451.6	\$2,025.9	\$86,071	2.3	210.5	221.3	4.3
2049	11,098,130	-11,177	10.1	3,755.8	5,637	\$463.6	\$2,106.1	\$87,280	2.4	210.3	226.9	4.3
2050	11,112,340	-9,467	10.2	3,761.0	5,849	\$476.1	\$2,191.4	\$88,532	2.5	210.1	232.6	4.3

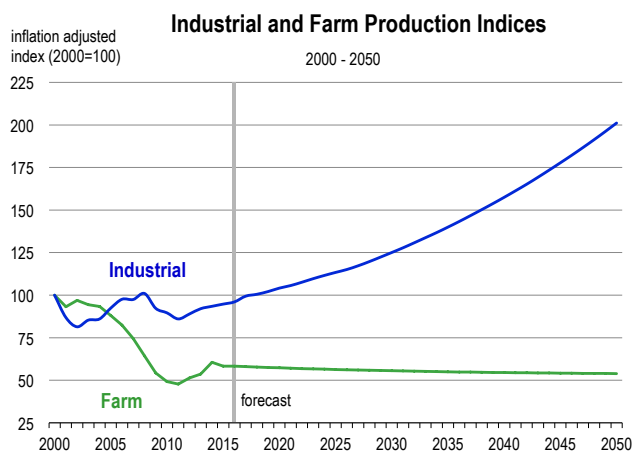
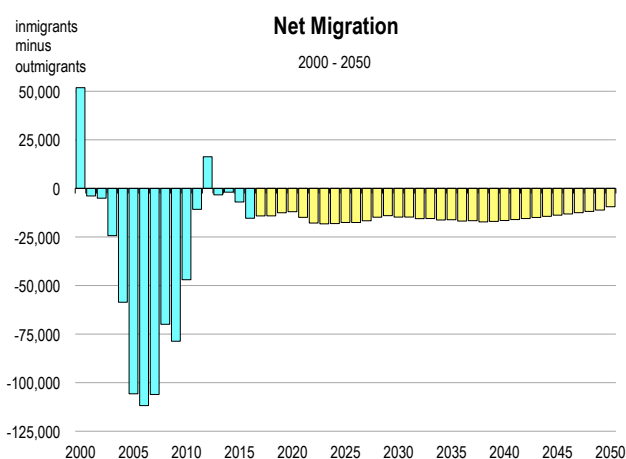
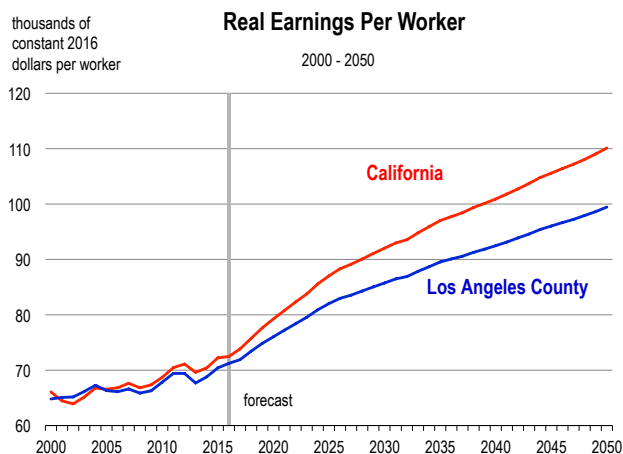
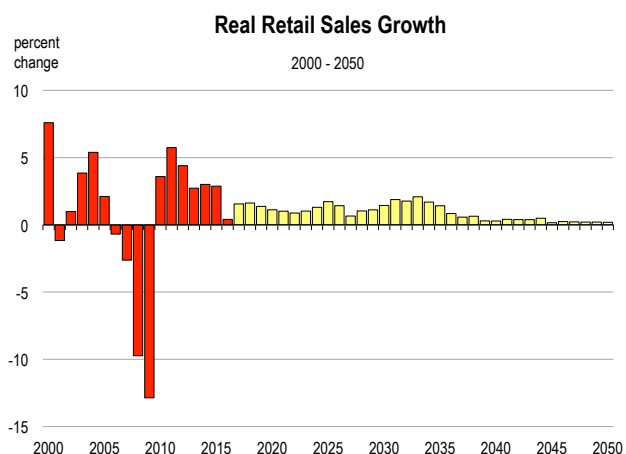


# Los Angeles County Employment Forecast

## 2010-2016 History, 2017-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	3,929.0	6.23	103.7	378.2	150.6	589.9	211.1	521.7	192.0	670.5	384.8	579.6
2011	3,950.7	5.63	104.0	372.4	151.8	598.8	210.1	537.0	192.5	677.3	394.7	565.5
2012	4,040.3	5.40	107.6	373.3	154.5	612.9	212.4	564.1	192.1	699.5	415.8	556.8
2013	4,117.2	5.48	114.6	374.4	157.5	624.3	213.0	586.9	197.0	702.1	440.5	551.2
2014	4,193.9	5.20	118.5	370.0	163.4	635.5	211.2	593.3	198.8	720.7	466.6	556.2
2015	4,286.5	4.98	126.2	366.8	171.5	644.9	215.5	595.5	207.5	741.1	489.1	568.5
2016	4,395.7	5.26	133.1	360.4	180.6	649.3	219.8	605.2	230.9	767.4	510.5	576.3
2017	4,461.8	5.32	135.8	360.5	184.0	652.7	220.9	613.9	234.1	796.9	518.3	580.8
2018	4,503.1	5.37	136.6	360.3	189.0	656.1	223.1	625.8	236.0	805.0	524.2	581.6
2019	4,530.6	5.40	137.0	360.5	191.3	658.8	224.0	627.4	238.3	814.3	529.5	583.0
2020	4,561.3	5.42	138.9	359.9	192.5	661.0	224.5	632.3	240.6	823.7	535.3	585.0
2021	4,594.4	5.43	140.5	358.8	193.4	663.0	226.5	638.7	242.9	833.3	541.5	587.0
2022	4,627.1	5.44	141.8	357.4	194.2	664.7	228.5	644.5	244.9	843.3	548.2	589.2
2023	4,661.1	5.44	142.3	355.2	195.0	666.7	229.7	651.9	246.9	854.5	555.0	591.9
2024	4,692.1	5.44	142.1	353.0	196.1	669.1	230.5	657.6	249.5	866.2	560.1	594.3
2025	4,724.7	5.44	141.5	351.6	196.9	672.2	231.4	662.5	252.5	878.5	563.8	599.1
2026	4,751.7	5.43	140.9	350.3	197.8	674.9	232.0	665.3	255.7	889.1	567.0	602.8
2027	4,772.7	5.43	140.5	348.9	198.9	676.3	232.7	666.5	257.7	901.0	569.5	604.2
2028	4,796.5	5.42	140.0	347.4	199.9	678.2	233.1	669.9	259.8	912.9	572.0	605.7
2029	4,821.8	5.42	140.1	346.0	200.9	680.2	233.3	673.3	261.9	925.2	575.0	607.3
2030	4,849.3	5.41	140.4	344.7	201.7	682.8	233.8	677.2	264.1	937.8	578.5	608.9
2031	4,878.1	5.40	140.8	343.4	202.3	686.1	234.3	681.2	266.2	950.5	582.3	610.5
2032	4,907.4	5.40	141.2	342.2	203.6	689.2	234.9	685.2	268.5	963.0	586.3	612.0
2033	4,936.5	5.39	141.1	341.0	204.6	692.9	235.4	689.2	270.7	975.6	590.3	613.7
2034	4,964.5	5.38	140.6	339.9	205.1	695.9	236.1	693.0	273.1	988.3	594.3	615.3
2035	4,992.0	5.38	140.0	338.9	206.2	698.5	236.7	696.4	275.4	1,000.9	598.4	616.9
2036	5,018.6	5.37	139.5	337.9	207.2	700.2	237.3	699.8	277.9	1,013.6	602.6	618.4
2037	5,045.0	5.36	138.9	336.9	208.4	701.4	237.8	703.3	280.3	1,026.3	606.8	619.9
2038	5,071.7	5.36	138.3	336.0	209.4	702.6	238.2	706.9	282.8	1,039.0	611.0	621.4
2039	5,095.5	5.35	135.6	335.2	210.2	703.2	238.8	710.5	285.4	1,051.8	615.2	622.9
2040	5,119.2	5.35	133.0	334.4	211.0	703.8	239.3	714.1	288.0	1,064.7	619.5	624.4
2041	5,143.2	5.34	130.2	333.7	211.8	704.6	239.8	717.8	290.7	1,077.4	623.8	625.9
2042	5,167.3	5.34	127.3	333.0	212.3	705.3	240.4	721.6	293.4	1,090.2	628.1	627.5
2043	5,192.9	5.34	125.3	332.4	213.3	706.0	241.1	725.5	296.2	1,102.9	632.5	629.2
2044	5,219.7	5.33	124.0	331.8	214.3	706.8	241.8	729.5	299.0	1,115.7	636.9	630.9
2045	5,247.8	5.33	124.5	331.2	215.1	707.2	242.6	733.5	301.9	1,128.5	641.4	632.6
2046	5,273.8	5.32	122.7	330.7	215.6	707.6	243.3	737.7	304.9	1,141.5	645.9	634.3
2047	5,300.8	5.32	121.6	330.3	216.2	708.0	244.1	741.9	307.9	1,154.6	650.4	636.0
2048	5,326.5	5.32	118.9	329.9	216.8	708.4	244.8	746.2	311.0	1,167.8	654.9	637.7
2049	5,353.4	5.31	117.0	329.5	217.3	708.7	245.7	750.6	314.1	1,181.2	659.5	639.4
2050	5,380.9	5.31	115.3	329.2	217.9	709.1	246.4	755.0	317.3	1,194.7	664.2	641.1





## County Economic and Demographic Indicators

### Projected Economic Growth (2017-2022)

Expected retail sales growth:	6.2%
Expected job growth:	3.7%
Fastest growing jobs sector:	Health and Education
Expected personal income growth:	12.8%

Expected population growth:	2.4%
Net migration to account for:	0%
Expected growth in number of vehicles:	5.7%

### Demographics (2017)

Unemployment rate (April 2017):	4.1%
County rank* in California (58 counties):	18th
Working age (16-64) population:	67.1%

Population with B.A. or higher:	30.1%
Median home selling price (2016):	\$520,000
Median household income:	\$59,839

### Quality of Life

Violent crime rate (2015):	482 per 100,000 persons
County rank* in California (58 counties):	42nd
Average commute time to work (2017):	33 minutes

High school drop out rate (2016):	12.5%
Households below poverty line (2017):	14.8%

\* The county ranked 1st corresponds to the lowest rate in California